

MEMORANDUM

TO: Baxter Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: October 1, 2022

SUBJECT: October 6, 2022 Planning Commission Meeting

The Baxter Municipal Planning Commission will hold its regularly scheduled meeting on Thursday October 6, 2022 at 5:00 pm in the Baxter City Hall. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Approval of September 1, 2022 minutes.
3. Consideration of preliminary subdivision plat for property located on Dale Myers Lane and Gainesboro Highway (Schubert Division)*
4. Consideration of annexation of property located at Dale Myers Land and Gainesboro Highway, further described as Map 063, Parcel 030.00 and to zone the property as R-3 (Super High Density Residential) (Conex LLC request).
5. Consideration of annexation of property located at Conn Hunt Road, further described as Map 063, Parcel 034.03 and to zone the property as R-3 (Super High Density Residential) (McTasney request).
6. Other business as necessary.
7. Adjourn.

CTL

***See Agenda Review**

Greg Phillips__Peggy Frazier Dyer__Danny Holmes__Robert Vinson__Jeff Herald__Richard Waller__

John Martin-Mayor__Bob Lane-Building Inspector__

Agenda Review

Schubert Division—Final

Jackie Schubert submitted a preliminary subdivision plat for the purpose of subdividing 16.00 acres into forty-eight (48) proposed new lots for property located on Dale Mires Land and Gainesboro Highway. Forty-seven (47) lots will be for multi-family residential units and one (1) lot will be reserved for future development. The proposed multi-family residential lots would range in size from 0.05 acres (1,980 square feet) to 0.06 acres (2,689 square feet) and all of the proposed new lots are currently vacant. These lots would all require a lot size variance, a side setback variance and a lot width variance from the Board of Zoning Appeals and a road frontage variance from the Planning Commission. The lot reserved for future development is larger than five (5) acres and is currently vacant. The proposed new lots would be served by an existing eight (6) inch water line, an existing eight (8) sewer line and an existing fire hydrant. The proposed new lots are currently zoned R-3 (Super High Density Residential) and would comply with all other requirements of the zoning ordinance and subdivision regulations. This plat was granted preliminary approval at the September 1, 2022 meeting.